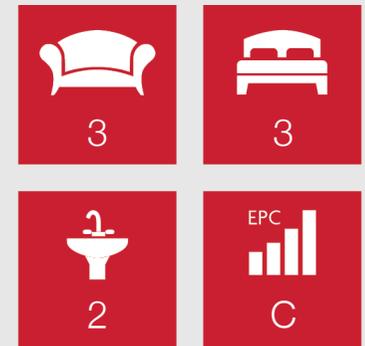




Thorntons
The right way to move

9 Huntly Place

St Andrews, Fife, KY16 8XA





Summary

Welcome to a three-bedroom detached house which offers spacious accommodation and generous storage. This rarely available home further boasts two reception rooms and a conservatory, two modern bathrooms, and a bright and airy kitchen that is well-appointed. It also has private parking for two cars and a charming rear garden that is perfect for summer barbecues. Set on a peaceful cul-de-sac, the property has a highly desirable location in St Andrews, just a brief stroll from the botanic garden while remaining within easy reach of the world-famous golf facilities and stunning beaches.

Extras: all fitted floor and window coverings, light fittings, gas cooker, fridge/freezer, and washing machine to be included.

Features

- Detached house in sought-after St Andrews
- Naturally-lit entrance hall with storage
- Spacious, southwest-facing living room
- Well-proportioned dining room
- Suntrap conservatory with garden access
- Generously appointed breakfasting kitchen
- Two double bedrooms with wardrobes
- Versatile third bedroom with wardrobe
- Access to generous eaves storage
- Ground-floor bathroom with corner bath
- Bright first-floor shower room
- Mature front garden
- Low-maintenance rear garden
- Private driveway and large semi-detached garage
- GCH, doubleglazing and solar panels



"A bright and spacious three-bedroom detached house with a highly desirable location in sought-after St Andrews"





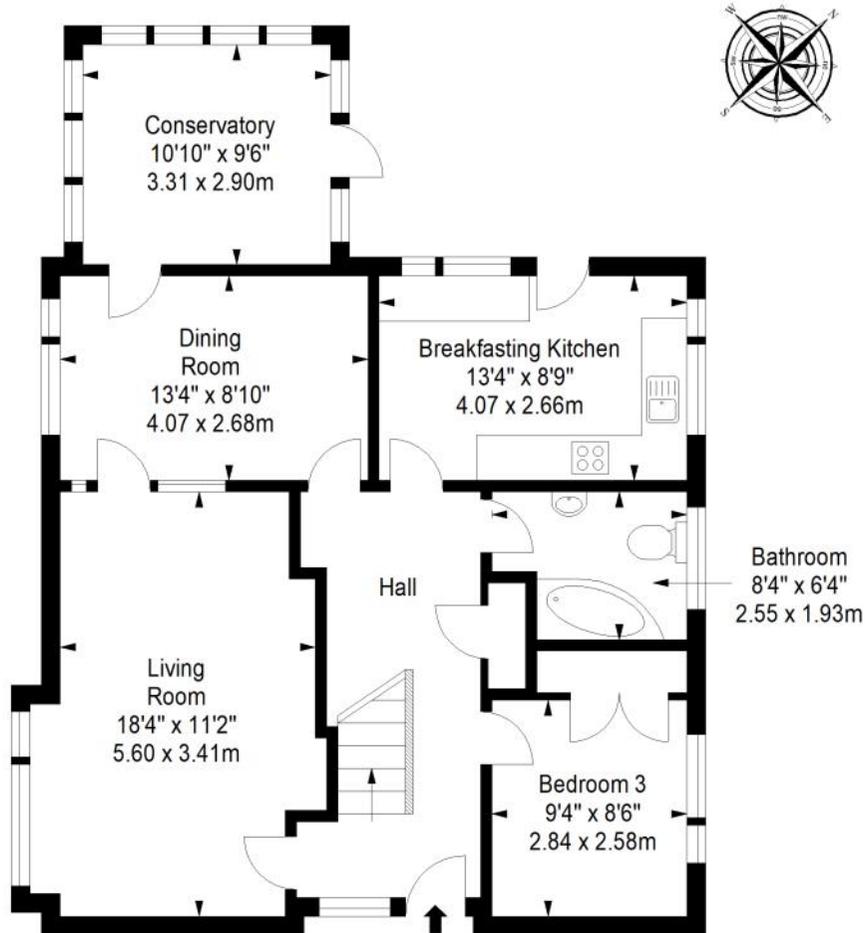


"Features generous living space, excellent storage, and two modern bathrooms, as well as private parking and well-kept gardens"



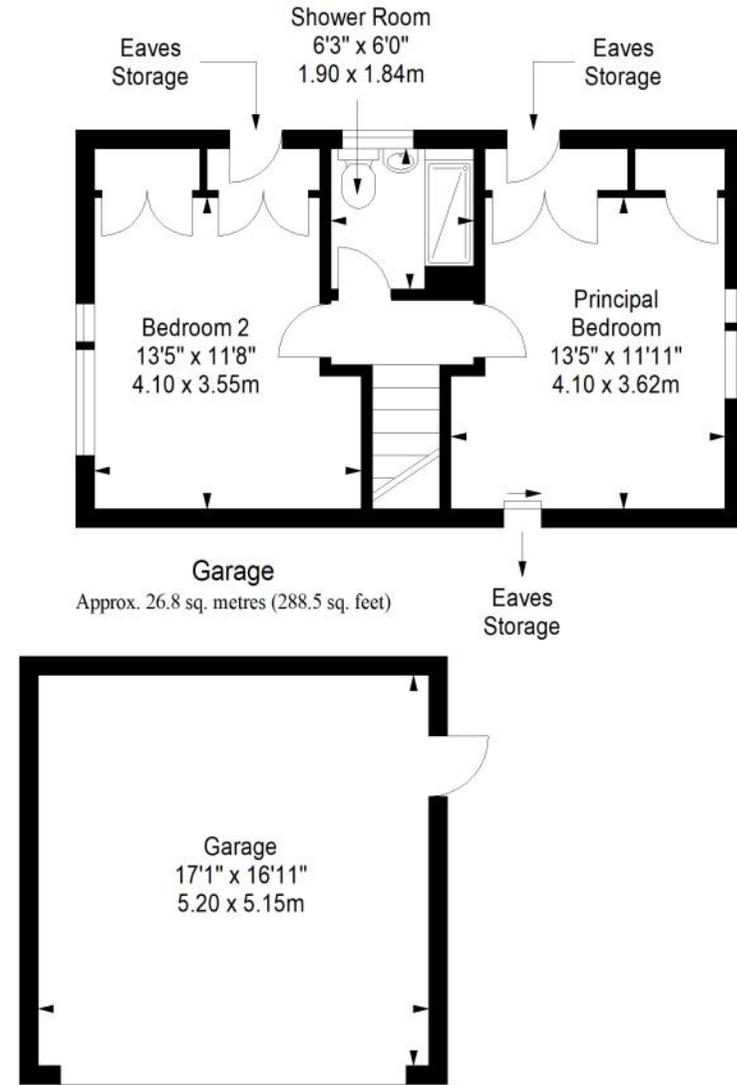
Floorplan

Ground Floor
Approx. 80.9 sq. metres (870.8 sq. feet)



Total area: approx. 120.8 sq. metres (1300.3 sq. feet)

First Floor
Approx. 39.9 sq. metres (429.5 sq. feet)





Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland